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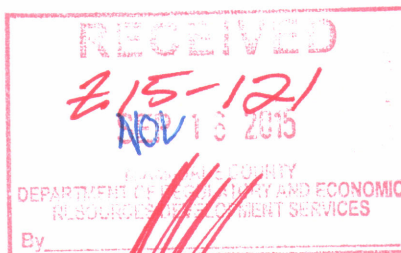
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November 6, 2015

VIA HAND DELIVERY

Mr. Nathan Kogon
Miami-Dade County
Department of Planning & Zoning
111 NW 1st Street, 11th Floor
Miami, FL 33128



Re: Zoning Hearing Application / Letter of Intent / Property Located at 7677 Ponce de Leon Road in Miami-Dade County, Florida

Dear Mr. Kogon:

Please accept this as the letter of intent on behalf of 7677 Holdings, LLC (the "Contract Purchaser") in connection with a zoning hearing application (the "Application") for a lot split at the above referenced property (the "Property"). The new lot sizes will be more similar to other lots in the surrounding area.

Specifically, the Applicants are requesting the following:

Request No. 1:

- (1) Rezoning from EU-1 to EU-S; and
- (2) Non-use variance to permit two lots with a minimum frontage of 100' each (where 125' is required).

OR IN THE ALTERNATIVE TO REQUEST #1, THE FOLLOWING:

Request No. 2:

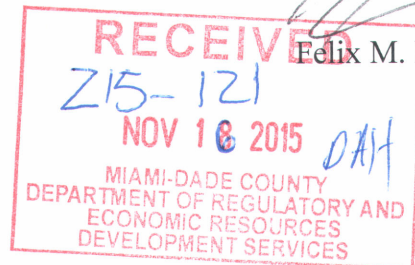
- (1) Non-use variance to permit two lots with an area of .61 ± gross acre (where one acre is required for each) and;
- (2) Non-use variance to permit two lots with a minimum frontage of 100' each (where 125' is required).

We believe that the proposed request is compatible with the surrounding neighborhood and is in line with the development trend in the area. There are already a number of substandard EU-1 lots surrounding the Property that have less than the 1-acre gross area required by zoning regulations. In fact, there have been a several approvals in the area to permit less lot area than required. Additionally, there is EU-M zoning to the West and RU-1 zoning to the South and West of the Property, which allow for much smaller lots than the ones proposed under this Application.

We look forward to your favorable consideration of our application. Thank you in advance for your considerate attention to this matter. As always, should you have any questions regarding this request, please contact our office.

Sincerely,

THE LASARTE LAW FIRM



Felix M. Lasarte